

ORDINANCE NO. 3864

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING THE FOLLOWING AMENDMENTS TO THE COMPREHENSIVE PLAN: REMOVING CERTAIN PROPERTIES FROM THE MEDICAL / HIGHWAY 99 ACTIVITY CENTER, REVISING POLICY LANGUAGE DESCRIBING THE MEDICAL / HIGHWAY 99 ACTIVITY CENTER; REDESIGNATING CERTAIN PROPERTIES FROM "SINGLE FAMILY URBAN 1" TO "MULTI FAMILY MEDIUM DENSITY"; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City Council adopted a public participation process for calendar year 2011; and

WHEREAS, in September of 2010, the City Council asked the Planning Board to review the boundaries of the Medical/Highway 99 Activity Center during 2011; and

WHEREAS, after holding a public hearing on September 28, 2011, the Planning Board opted to recommend adding policy language in the plan's discussion of the Medical/Highway 99 Activity Center that would further clarify the intent of the Medical/Highway 99 Activity Center; and

WHEREAS, the City Council held a public hearing on the Medical/Highway 99 Activity Center on November 1, 2011, and referred the matter to Committee for further review; and

WHEREAS, the CS/DS Committee subsequently recommended that the Council hold a second public hearing on removing single family-zoned and designated areas from being within the Activity Center boundary, and expressed support for removing these areas; and

WHEREAS, a second public hearing on the Medical/Highway 99 Activity Center was held on December 6, 2011; and

WHEREAS, the City Council, upon deliberation, directed the City Attorney to prepare an ordinance that would amend the Comprehensive Plan to adopt the Planning Board's recommended policy language along with a map amendment that would remove two areas from the Medical/Highway 99 Activity Center; and

WHEREAS, a second Comprehensive Plan amendment was proposed by the owners (hereinafter "Odgers") of three parcels in south Edmonds desiring to develop their properties with multiple dwelling units; and

WHEREAS, these properties (hereinafter "Odgers Properties") are located at 8609/8611/8615 244th Street SW totaling 0.88 acres; and

WHEREAS, the current Single Family Residential (RS-8) zoning designation allows one house per lot; and

WHEREAS, the Odgers Properties reside in a transitional neighborhood between Highway 99 and Firdale Village and are bordered by a Multiple Residential (RM-1.5) zone to the east and single family zoned properties to the north and west; and

WHEREAS, in order to apply for a rezone, they must first obtain a change in the Comprehensive Plan designation from "Single Family Urban 1" to a designation that would allow for a future proposal to change the zoning to an RM zone; and

WHEREAS, after holding a public hearing on April 27, 2011, and deliberating on the request, the Planning Board voted to deny the request to change the designation of three parcels at 8609, 5611 and 8615 – 244TH Street Southwest from "Single Family Urban 1" to "Edmonds Way Corridor" on the Comprehensive Plan Map. However, based on the findings of

fact, conclusions and attachments in the staff report, the Planning Board voted to forward a recommendation of approval to the City Council to change the designation from “Single Family Urban 1” to “Multi Family – Medium Density”; and

WHEREAS, the City Council considered this matter on July 5, 2011 and directed the City Attorney to include the Planning Board’s recommended action in conjunction with the other Comprehensive Plan amendments to be brought back to the City Council for final action; and

WHEREAS, the City Council is considering the amendments herein in conjunction with its review of the Capital Facilities Plan, which will be adopted by separate ordinance; and

WHEREAS, the City Council expressly finds that, consistent with the requirements of RCW 36.70A.130, the adoption of these amendments (albeit in separate ordinances) complies with the requirements of the Growth Management Act, that said amendments have been considered by the City Council concurrently, that the City Council ascertained cumulative effect of the various proposals, that the City Council finds the changes to be internally consistent, and that their cumulative effect is consistent with the purpose and intent of both the Growth Management Act and the City’s Comprehensive Plan, NOW THEREFORE

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. The Edmonds Comprehensive Plan and, specifically, the boundaries of the Medical/Highway 99 Activity Center are hereby amended to be shown as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if fully set forth herein.

Section 2. The Edmonds Comprehensive Plan and, specifically, the policy language describing the Medical/Highway 99 Activity Center are hereby amended to read as set forth in **Exhibit B**, which is attached hereto and incorporated herein by this reference as if fully set forth herein (new text is shown in underline; deleted text is shown in ~~strikethrough~~).

Section 3. The Edmonds Comprehensive Plan and, specifically, the map designating land uses are hereby amended to redesignate from “Single Family Urban 1” to “Multi Family – Medium Density” the Odgers Properties, which are outlined in blue on **Exhibit C**, which is attached hereto and incorporated herein by this reference as if fully set forth herein. Note that the Odgers Properties are still shown as “Single Family Urban 1” on Exhibit C. The Planning Manager is hereby authorized to reflect this redesignation to “Multi Family – Medium Density” on all current land use maps of the City.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

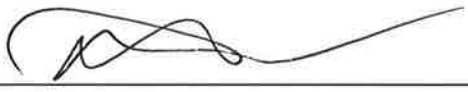
APPROVED:


MAYOR DAVID O. EARLING

ATTEST/AUTHENTICATED:


CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

JEFF TARADAY

| | |
|-----------------------------|------------|
| FILED WITH THE CITY CLERK: | 12-16-2011 |
| PASSED BY THE CITY COUNCIL: | 12-20-2011 |
| PUBLISHED: | 12-25-2011 |
| EFFECTIVE DATE: | 12-30-2011 |
| ORDINANCE NO. <u>3864</u> | |

SUMMARY OF ORDINANCE NO. 3864

of the City of Edmonds, Washington

On the 20th day of December, 2011, the City Council of the City of Edmonds, passed Ordinance No. 3864. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING THE FOLLOWING AMENDMENTS TO THE COMPREHENSIVE PLAN: REMOVING CERTAIN PROPERTIES FROM THE MEDICAL / HIGHWAY 99 ACTIVITY CENTER, REVISING POLICY LANGUAGE DESCRIBING THE MEDICAL / HIGHWAY 99 ACTIVITY CENTER; REDESIGNATING CERTAIN PROPERTIES FROM "SINGLE FAMILY URBAN 1" TO "MULTI FAMILY MEDIUM DENSITY"; AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

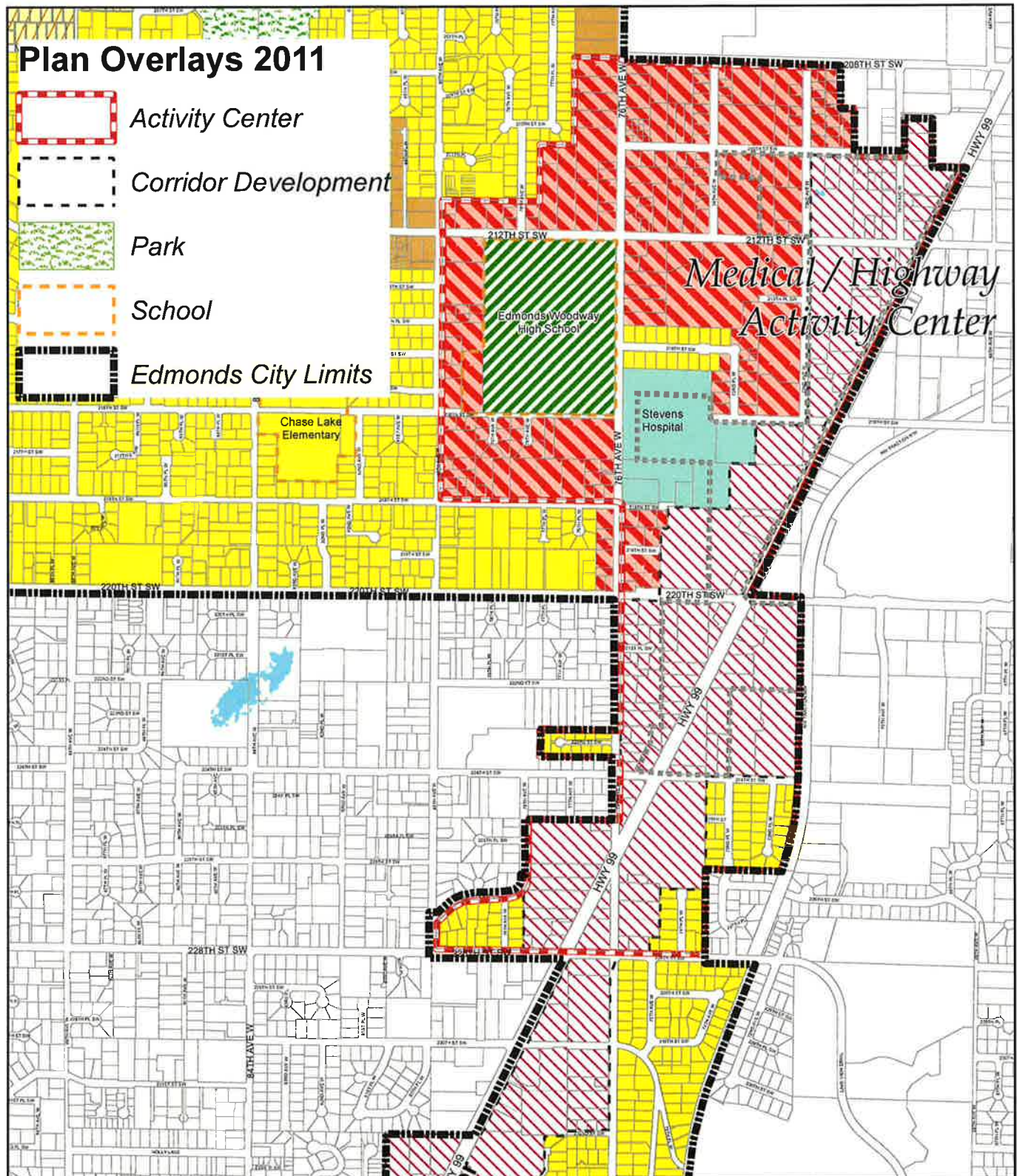
The full text of this Ordinance will be mailed upon request.

DATED this 21st day of December, 2011.


CITY CLERK, SANDRA S. CHASE

4827-7313-5630, v. 1

Amended Comprehensive Plan Map Showing Adjusted Boundary for Activity Center



Medical/Highway 99 Activity Center and Highway 99 Corridor

The Medical/Highway 99 activity center is intended to encourage the development of a pedestrian and transit oriented area focused on two master planned developments, Stevens Hospital and Edmonds-Woodway High School, with a related high-intensity development corridor along Highway 99. Highway 99 is characterized by a corridor of generally commercial development with less intense uses or designed transitions serving as a buffer between adjacent neighborhoods. In contrast, the overall character of the mixed use activity center is intended to be an intensively developed mixed use, pedestrian-friendly environment, in which buildings are linked by walkways served by centralized parking, and plantings and landscaping promote pedestrian activity and a park-like atmosphere. In addition to the general goals for activity centers, the Medical/Highway 99 activity center is intended to achieve the following goals:

A. Goals for the Medical/Highway 99 Activity Center.

- To expand the economic and tax base of the City of Edmonds by providing incentives for business and commercial redevelopment in a planned activity center;
- Provide for an aesthetically pleasing business and residential community consisting of a mixed use, pedestrian-friendly atmosphere of attractively designed and landscaped surroundings and inter-connected development;
- Recognize and plan for the distinct difference in opportunities and development character provided by the Highway 99 corridor versus the local travel and access patterns on local streets;
- Promote the development of a mixed use area served by transit and accessible to pedestrians;
- To provide a buffer between the high-intensity, high-rise commercial areas along SR 99 and the established neighborhoods and public facilities west of 76th Avenue West;
- To discourage the expansion of strip commercial development and encourage a cohesive and functional activity center that allows for both neighborhood conservation and targeted redevelopment that includes an appropriate mixes of single family and multiple dwelling units, offices, retail, and business uses, along with public facilities;
- To provide a pleasant experience for pedestrians and motorists along major streets and in a planned activity center, and provide a gateway along 212th Street SW into the City of Edmonds;
- To provide an integrated network of pedestrian and bicycle circulation that connects within and through the activity center to existing residential areas, the high school, the hospital, and transit services and facilities.

Within the activity center, policies to achieve these goals include the following:

- A.1. Provide street trees, buffers, and landscape treatments which encourage and support an attractive mixed use pattern of development characterized by pedestrian walkways and centralized parking. Use these same features, in concert with site and building design, to provide a transition from higher-intensity mixed use development to nearby single family residential areas.
- A.2. Provide a more efficient transportation system featuring increased bus service, pedestrian and bicycle routes as well as adequate streets and parking areas. Transit service should be coordinated by transit providers and take advantage of links to future high-capacity transit that develops along corridors such as Highway 99.
- A.3. Development should be designed for both pedestrian and transit access.
- A.4. Encourage a more active and vital setting for new retail, office, and service businesses, supported by nearby residents and visitors from other parts of the region.
- A.5. Support a mix of uses without encroaching into single family neighborhoods. Uses adjoining single family neighborhoods should provide transitions between more intensive uses areas through a combination of building design, landscaping and visual buffering, and pedestrian-scale streetscape design.
- A.6. Uses adjoining the Highway 99 Corridor should provide more intensive levels of mixed use development, including higher building heights and greater density. However, pedestrian linkages to other portions of the activity center – and adjoining focus areas along the Highway 99 Corridor – should still be provided in order to assist pedestrian circulation and provide access to transit.
- A.7. In some cases, heavy commercial development (e.g. wholesale or light industrial uses) may still be appropriate where these uses are separated from residential uses.

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

} S.S.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Summary of Ordinance

No. 3864

City of Edmonds

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

December 25, 2011

and that said newspaper was regularly distributed to its subscribers during all of said period.

Jody Smith

Principal Clerk

Subscribed and sworn to before me this

26th

day of December, 2011

[Signature]

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



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CITY CLERK, SANDRA S. CHASE
Published: December 25, 2011.